



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing For November 18, 1998 To Consider Appeal From Richard Gerlack, Et Al. Regarding Planning Commission Decision On Negative Declaration #98-09 And Growth Management Plan #GM98001, Vintners Square Apartments, 1265 Lower Sacramento Road

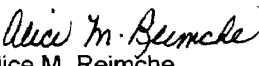
MEETING DATE: November 7, 1998

PREPARED BY: City Clerk

RECOMMENDED ACTION: That the City Council set a public hearing for November 18, 1998 to consider appeal from Richard Gerlack, et al. regarding Planning Commission decision on Negative Declaration #98-09 and Growth Management Plan #GM98001, Vintners Square Apartments, 1265 Lower Sacramento Road.

BACKGROUND INFORMATION: The City Clerk's office received a letter of appeal (attached) from Richard Gerlack, et al. regarding Planning Commission decision on Negative Declaration #98-09 and Growth Management Plan #GM98001, Vintners Square Apartments, 1265 Lower Sacramento Road. It is recommended that the City Council set this matter for a Public Hearing for November 18, 1998.

FUNDING: None required.


Alice M. Reimche
City Clerk

AMR/jmp

Attachment

APPROVED: _____
H. Dixon Flynn -- City Manager

October 20, 1998

RECEIVED

OCT 21 PM 2:59

CITY CLERK
CITY OF LODI

Lodi City Clerk
221 W. Pine
Lodi, Ca. 95240

RE : Appeal of Planning Commission Decision on : Neg. Declaration # 98-09, Vintners Square Apts. 1265 Lower Sac.

Dear City Clerk :

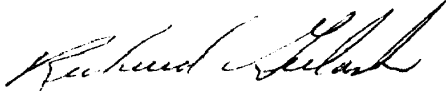
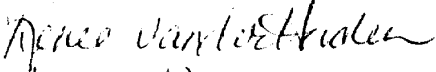
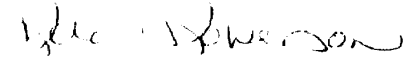
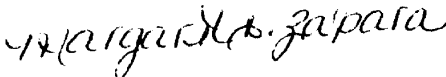
The undersigned neighborhood residents respectfully request that the Lodi City Council reconsider the Lodi Planning Commissions Approval of the request by G-REM INC.

We believe the increased traffic will cause a significant impact to the residents of Taylor Rd. & Hilde Ln. Cars and trucks will be driving in and out of Taylor Rd. at all hours of the day and night. Cars and trucks will park along both sides of the road, perform various turns, parallel park and pull into our private driveways to give themselves more room, resulting in high risk of accidents to both motorists and pedestrians that could cause serious injury and or death.

It is the hope of the residents of Taylor Rd & Hilde Ln. that the City request a traffic study to review and respond to Safety Concerns raised at the October 14, 1998 Lodi Planning Commission meeting.

We are looking forward to the next step.

Respectfully Submitted By :

- *1. Richard Gerlach 
16 E. Taylor Rd
Lodi, CA. 95242
2. Renee VanderHeiden 
681 Taylor Rd. Lodi CA 95242
3. Rita Robinson 
619 Taylor Rd
Lodi CA 95242
4. Margaret Ann Zapara 
695 East Taylor Rd.

5. Kenneth Roberson Kenneth Roberson
619 Taylor Rd
6. Marilyn Wagner Marilyn Wagner
15472 Hilde Lane
7. CAREN CAHILL
Caren Calice
8. 15508 Hilde Lane 75242
9. Vanessa Adams
Vanessa Adams
15530 Hilde Lane 75242
10. Janet L. Berreth
Janet L. Berreth
15509 Hilde Ln.
11. GERRI MORRIS
GERRI MORRIS
589 Taylor Rd
12. DOMINGO SANCHEZ
Domingo Sanchez
13. 417 E TALUKI RD
14. LELAND FREY
Leland Frey 485 E TALUKI RD
15. Emma Meyer
Emma Meyer 345 E Taylor Rd
16. Maxine Hechtstesch
Maxine Hechtstesch 179 E Taylor Rd
17. OLGA H. NOBLE (Eva H. Noble) 306 Taylor Road
18. MERVIN BUDGLEY
Mervin Budgley
419 E Taylor Road - 2041, Cal.

19. JoAnn Hilscher JoAnn Hilscher
453 E. Taylor Rd Lodi, CA 95242
20. John Diacon John Diacon
555 E Taylor Rd Lodi Ca. 95242
21. Diana & Herbert
613 E Taylor Rd Lodi Ca 95242-9231
22. DAVID C MORRIS David C Morris
589 TAYLOR RD Lodi CA 95242
23. MARK Diacon, Mary Diacon
555 E Taylor Rd, Lodi, Calif 95242
- 24 Nancy Moffett, Nancy Moffett
555 E Taylor Rd, Lodi, Calif 95242
25. Jesse Rigorsch Taylor Road
26. Cindy Ward Cindy Ward
55542 Apt A E TAYLOR RD 95242
27. Ben vander Heiden Ben vander Heiden
601 Taylor Rd. Lodi 95242
28. LuAunna Kackley LuAunna Kackley
15430 Thelma Ln Lodi, CA 95242
29. TOM KIRIL Tom Kiril
1212 S. LOWER SACTO. RD 95242
30. TERRY KIRIL Terry Kiril
1212 S. LOWER SACTO. RD Lodi, CA 95242
31. Mike Phillips 4580 W Hwy 12
Mike Phillips Lodi, Ca 95242

30. SHEILA MCNEIL

367-4405

Sheila McNeil
441 E. Taylor Rd
Lodi Ca 95242

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
KEITH LAND

Mayor Pro Tempore
ROBERT J. JOHNSON
STEPHEN J. MANN
PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807

H. DIXON FLYNN
City Manager

ALICE M. REIMCHE
City Clerk

RANDALL A. HAYS
City Attorney

November 5, 1998

Mr. Richard Gerlack
16 E. Taylor Road
Lodi, CA 95242

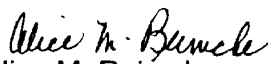
Dear Richard:

This letter is to notify you that the City Council, at its meeting of November 4, 1998, set your appeal regarding the Planning Commission's decision on Negative Declaration #98-09 and Growth Management Plan #GM98001, Vintners Square Apartments, 1265 Lower Sacramento Road, for December 16, 1998.

Both a Public Hearing notice and a City Council meeting agenda will be mailed to you and those listed on the appeal letter prior to the 16th.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,


Alice M. Reimche
City Clerk

AMR/jmp



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: December 16, 1998

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 16, 1998** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Appeal from Richard Gerlack, et al. Regarding Planning Commission Decision on Negative Declaration #98-09 and Growth Management Plan #GM98001, Vintners Square Apartments, 1265 Lower Sacramento Road.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: November 4, 1998

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

SET PUBLIC HEARING FOR DECEMBER 16, 1998 - VINTNER'S SQUARE

On November 5, 1998, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.


There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 5, 1998, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**



Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

VINTNER'S SQUARE/G REM, INC.

1)	Tom & Terry	Kiriu	1212 S. Lwr. Sacramento Road	Lodi	CA	95241
2)	Phyliss J.	Vlavianos	1210 Century #17	Lodi	CA	9520
3)	Geweke	Family	P.O. Box 1210	Lodi	CA	95241
4)	Ronald	Tinkey	2426 Brittany Court	Lodi	CA	95242
5)	Chris & Leveta	Keszler	317 W. Lodi Avenue	Lodi	CA	95242
6)	Michael H.	Schmierer	2438 Brittany Court	Lodi	CA	95242
7)	Sunwest	Homeowners Association	317 W. Lodi Avenue	Lodi	CA	95240
8)	Merced	Gutierrez	383 E. Taylor Road	Lodi	CA	95242
9)	James	Culbertson	641 N. Pacific Avenue	Lodi	CA	95242
10)	Mervin	Badgley	419 E. Taylor Road	Lodi	CA	95240
11)	Daniel	McNeil	441 E. Taylor Road	Lodi	CA	95240
12)	Leland & Mildred	Frey	485 E. Taylor Road	Lodi	CA	95242
13)	Sanchez	Domingo	517 E. Taylor Road	Lodi	CA	95242
14)	Kenneth	Reiswig	246 N. Loma	Lodi	CA	95242
15)	Kenneth	Robinson	619 E. Taylor Road	Lodi	CA	95240
16)	Gent	Davis	P.O. Box 5824	Stockton	CA	95205
17)	Velma	Huber	642 E. Taylor Road	Lodi	CA	95242
18)	Ben &	Vander	681 E.	Lodi	CA	95242

	Renee	Heiden	Taylor Road			
19)	Randy	Zapara	695 E. Taylor Road	Lodi	CA	95242
20)	Dave & Kathleen	Williams	1100 Interlaken Drive	Lodi	CA	95242
21)	Lester	Wagner	15472 Hilde Lane	Lodi	CA	95240
22)	Angelo	Parises	9949 Fernwood Drive	Stockton	CA	95212
23)	Miyoko	Kaba	2332 Rockingham Circle	Lodi	CA	95242
24)	Lamar & Joann	Hedrick	209 E. Highway 12	Lodi	CA	95242
25)	Mexican American Catholic Federation		P.O. Box 553	Lodi	CA	95241

October 20, 1998

RECEIVED

OCT 21 PM 2:39

Lodi City Clerk
221 W. Pine
Lodi, Ca. 95240

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CITY OF LODI

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- ✓ 14. LELAND FREY
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- ✓ 15. Emma Meyer
Emma Meyer 545 E Taylor Rd
- ✓ 16. Mayline Hechtesen
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- ✓ 17. OLGA H. NOBLE Olga H. Noble 306 Taylor Road
- ✓ 18. MERVIN Badgley
Mervin Badgley
419 E Taylor Road - 2nd Cal.

19. Joan Hilscher
403 E. Taylor Rd
Lodi, CA 95242

20. John Dixon
555 E Taylor Rd
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555 E Taylor Rd
Lodi, CA 95242

24. Nancy Moffett
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Taylor Road

26. Cindy Ward
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555A Apt A
Taylor Rd 95242

27. Ben Under Heiden
Bernard Hill

28. LuAnna Kackley
621 Taylor Rd. Lodi 95242
15430 Thelma Dr. Lodi, CA 95242

29. Tom Kiri
Tom Kiri
212 S. Lower 8th St. Rd. 95242

30. Terry Kiri
Terry Kiri
1212 S. Lower 8th St. Rd. 95242

31. Mike Phillips
Mike Phillips
4580 W. Hwy 12
Lodi, CA 95242

✓
RD. SHEILA McNEIL
369-4405

Shila McNeil
441 E. Taylor Rd
Lodi Ca 95242

Sunwest Homeowners' Association
P.O. Box 695
Lodi, Ca. 95241

October 23, 1998

RE: New Application for Vintners Square Apartments Rezoning & Development

Dear Mr. Seiglock,

It has been brought to the attention of the Board of Directors regarding the development of the Vintners Square Apartment complex. We perceive that development of this project will aspire tremendous traffic problems.

We have a resounding concern to oppose this project for the following reasons:

1. The significant amount of vehicles added accessing Lower Sacramento Road. Which in turn generates less accessibility to and from St. Moritz Dr. from the Sunwest development.
2. Traffic and pedestrian safety do to the greater traffic flow.
3. There should be an environmental study pertaining to this project, to ascertain the impact of the project.
4. There would be a foreboding impact to the surrounding home value. We would like to keep an essence of quality to the subdivision and encompassing area.

This project does not by any principal have a positive impact to our location. We are seeking your forethought along with our concerns to scrutinize the proposal. There is a quality of residential pride of the homeowners and the peripheral area. We hope you make a proper decision for the homeowners of the area and for the city of Lodi.

Sincerely,
Board of Directors
Sunwest Homeowners Association

Tim Bertsch, President

Michael Schmiegler D.D.S., Vice-President

Paul Ertman, Secretary/Treasure

Doug Trovinger, officer on board

Alex Nicolaou, officer on board,

cc: Jack Seiglock Mayor
Keith Land, Phil Pennino
Bob Johnson, Richard Prima, Jr.
Stephen Mann,
Planning Commissioner Mr. Bartlam
City Engineer